

Site Inventory Form
State Historical Society of Iowa
 (November 2005)

State Inventory No. 61-02846 New Supplemental
 Part of a district with known boundaries (enter inventory no.) 61-00001
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name City Hall Block(Opera House)/Jones & Tidrick
 other names/site number U.S. Cellular (current); Northside Café (current); North Side Barber (current)

2. Location

street & number 59-61-63 East Jefferson Street
 city or town Winterset vicinity, county Madison
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 11 Lot(s) 6 & 7

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u> Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Intensive Survey & Evaluation of Commercial District, Winterset, IA Historical Architectural Data Base Number 61-007

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>08B01 RECREATION & CULTURE/Auditorium/Hall</u>	<u>02G01COMMERCE/Specialty/Café or Diner</u>
<u>02E03COMMERCE/Specialty/Dry Goods</u>	<u>02E08COMMERCE/Specialty/Barber Shop</u>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>05B LATE VICTORIAN/ITALIANATE</u>	foundation <u>04C LIMESTONE</u>
_____	walls (visible material) <u>03BRICK</u>
_____	roof _____
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Madison
City Winterset

Address 59-61-63 East Jefferson Street

Site Number 61-02846
District Number 61-00001

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

05 COMMERCE

24PERFORMING ARTS

Significant Dates

Construction date

1875 check if circa or estimated date

Other dates, including renovation

1936, remodeling of interior of North Side Café

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

FOSTER, L.W. & CO

Builder

MARDIS, T.F. & COX, ELI

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Leah D. Rogers/Principal Investigator, Roslea Johnson and Project Volunteers

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city or town Iowa City

state IA

date May 2014

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ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	Frame/slot #	Date Taken
_____	_____	_____
_____	_____	_____
_____	_____	_____

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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City Hall Block(Opera House)/Jones & Tidrick	Madison
Name of Property	County
59-61-63 East Jefferson Street	Winterset
Address	City

7. Description

The City Hall Block is a two story, two bay brick commercial building located north across Jefferson Street from the Courthouse in Winterset. The building had an iron store front, parts of which remain. The building was constructed in 1875 as is evidenced by a drawing of the building which appears in the Atlas of Madison Co. Iowa published in 1875 and stating that the City Hall Block was "to be erected in 1875." The soft brick building with a limestone foundation and a flat roof displays Italianate stylistic influences. At the second story there are seven windows: triple arched windows in the center flanked by two windows on either side with flattened arches. The windows have elaborate broken ogee shaped hoods made of Abestine manufactured stone with keystones decorated with flowers (Madisonian 4/8/1875). The original 1/1 windows are arched where the hoods are arched, and where the hoods have flattened arches, the windows are curved at the top corners. The window surrounds have a carved rope design. There are protruding stone sills with brackets below them and decorated stone "ears" above the sills at the bottoms of the window surrounds. Across the building above the windows and between the pilasters is a row of brick corbeling with dentures and a triangle above the center window. The cornice has been removed and replaced with a plain brick parapet. The cornice below the windows has been removed and the area has been covered with stucco.

The first floor has two bays and a central stair beneath the triple center window. There are fluted pilasters at each corner and on either side of the central stairs. The pilasters have Corinthian capitals and sit on the limestone foundation. The left bay has a mid-20th century recessed central entrance with metal framed plate glass windows and marble kick plates. The tin ceiling in the entry appears to be original. The transom is covered. The right bay also has a recessed central entrance with metal framed plate glass windows and marble kick plates. The transom is uncovered so that the pressed tin ceiling in the interior is visible. There is infill and a modern door in the central entrance to the second story City Hall/Opera House, but the stairs, handrails, and baseboards are original. From the interior of the stairs the top of the flattened arch, rope trimmed original surround of the entrance is visible. Above the stairs is a part of the gas lighting system. The hallway has an arched doorway surround with hardware that would allow the door in the center of the hall to swing open in either direction. The doorway surround for the back exit has a flattened arch and a limestone sill. The four windows and the door at the back of the building have undecorated flattened arch hoods and limestone sills. The brick walls and hoods have been covered with stucco. Late in the design of the project, the decision was made to include the Jones & Tidrick building which was to be built on the east side of the City Block as part of this project so that the second floor hall could be expanded across all three bays of both buildings (Madisonian, 11/26/1876). This joining of the two buildings resulted in a three-unit brick block, with the opera house on the second floor.

The Jones & Tidrick commercial brick building, also built in 1875, is located on the east side of the City Hall Block. The soft brick building with a limestone foundation and flat roof displays Italianate stylistic influences. The second story has brick pilasters at the corners which are the same as and tie into the pilasters of the City Hall building on its left. There is an ogee of brick corbelling across the building between the pilasters. At the center above twin windows, the brick corbelling is interrupted by a stone ogee with a keystone. Under the stone ogee are paired arched windows which are flanked by single arched windows all with very ornate terra-cotta hoods. The keystones of the hoods have feline grotesques with red tongues. Descending from the grotesques, the hoods have half round bundles tied with grape leaves and stops decorated with women's heads. There is a continuous limestone sill course with brackets and ears at the bottom sashes which are similar to those on the adjacent City Hall building. The original 1/1 windows are arched and the window surrounds have the same carved rope design as the adjacent City Hall building. The upper cornice has been removed and replaced with a plain brick parapet. A cornice that was below the windows has been removed and the area has been covered with stucco. At the first floor there is a door to stairs on the right side of the single bay. At the corners of the building and beside the stairs are fluted iron pilasters with Corinthian capitals and limestone bases. There are two fluted half columns against the pilasters and two fluted columns with Corinthian capitals and iron bases at the sides of the central entrance. These elements, from "T.R. Pullis, St. Louis, Missouri" are the same as in the City Hall Block. The upper part of

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the windows has been covered with Masonite, but the original window surrounds seem to be intact. The kick plates are Masonite and the foundation is limestone. Like the adjacent building, the second floor of this building was part of the opera house.

The interior of the center bay, the Northside Café, was renovated in 1936. At that time booths were installed on the west side of the restaurant, two on the east side and tables were added down the center. The booths and walls were paneled in gumwood (Winterset News 4/16/1936). The booths and paneling are still in place along the west wall as of 2013.

8. Statement of Significance

The City Hall Block/Jones & Tidrick Store contributes to the proposed Winterset Courthouse Square Commercial Historic District under Criterion C as a well preserved example of a nineteenth century commercial building and opera house. Very detailed information is known about the construction, providing insights about the nineteenth century commercial construction process in Winterset. For this reason, it also contributes under Criterion A. In October, 1874, the Winterset *Madisonian* announced in a lengthy article that Edward Brown and H.J.B. Cummings had contracted with T.F. Mardis to build a business block the following spring (*Madisonian* 10/1/1874). Cummings was president of Citizen's National Bank, a businessman, and owner and editor of the major newspaper in town - the *Madisonian*. Brown was also a prominent businessman who owned several businesses and buildings (Davies; pages 529,532-33). The architect, L.W. Foster & Co. of Des Moines planned the building to have two stores on the first floor, extending back the full 75' of the building. There would be a central stairs between the two stores and two identical suites of offices at the front of the second floor. Behind these there would be rear offices connected with the front offices by sliding doors 9' wide and 10' high and lit by skylights. At the back of the building there would be a city hall (opera house) 34' wide and 43' deep lit and ventilated by two large skylights, a transom and four large windows on the Northside of the hall. "The skylights are covered ones with sash in sides and so made that they will slide sideways and admit the free entrance of air" (*Madisonian* 10/1/1874). The hall would be lit by two chandeliers. The hall would seat 225 people when the platforms and staging were up and 275 people "can be comfortably seated" for lectures. Both floors have 13' ceilings. The building would have an iron store front with French plate glass windows. The show windows would be 62" by 98" with transoms 28" by 62". The doors had one French plate glass. The second story windows would each contain two lights (*Madisonian* 10/1/1874). Two weeks after the original contract, Eli Cox took the contract to do all the work for the building except the brickwork which Mardis would do (*Madisonian* 10/15/1874). The following contractors worked on the building: general contractors, Eli Cox for carpentry and T.F. Mardis for the brickwork; Smith & Boyles for the stonework; H.H. Heath, of Des Moines, for the cornice and outside frames; Jones, Donovan, & Lovelace for the inside work; R. Bain, the painting; J.J. Hollingsworth, the roof; Mr. Youngman of Des Moines for the front window caps, sills, bases, and corbels; Jesse Truitt, the plastering; and Cooper Brothers, the shelving and counters (*Madisonian* 5/6/1875).

At the end of 1874, the decision was made to expand the hall across the space in the second floor of the new building which Jones & Tidrick planned to build on the east side of the City Hall block. The stage and rostrum would be in this east portion of the space (*Madisonian* 11/26/1874). Before the building was begun, the decision was made to expand the size of the hall by six feet in order to accommodate 300 people (*Madisonian* 3/25/1875). A shallow well was dug for the building and ground was broken for the building in April even though the frost was still over 3' deep (*Madisonian* 4/1/1875, 4/8/1875). The decision was made to use Abestine stone manufactured in Des Moines for the caps, sills and corbeling in the front of the building. "It is a smooth, evenly colored and beautiful composition" (*Madisonian* 4/8/1875). The first week in May, Mardis began laying the brick with a workforce of 25 men (*Madisonian* 5/6/1875). The May 13th *Madisonian* reported that by noon on Tuesday, brick had been laid 13' high, ready for the second story floor joists. The workers had set a record by laying the brick in only 6 ½ days. However, later that day, there were gale force winds and at about two o'clock there was a terrible crash as the iron front of the building blew down. Three columns, a pilaster, and several pedestals and lintels

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were broken. A telegraphed order for replacement parts insured that the work on the building would not be delayed more than a week (*Madisonian* 5/13/1875). The bricklaying did resume on Tuesday one week later (*Madisonian* 5/20/1875). By mid-June, the brickwork was complete and the carpenters and tinnerns were working on the roof. The plumber was installing gas pipes "so that if we are not disappointed in our gas works, the building can be lit with gas" (*Madisonian* 6/17/1875). [The gas fitting above the stairs can still be seen in 2013.] By July, the gas installation was complete "and if we fail in our present expectation of gas it will be ready when it does come – for it will surely not be long until this or some other company lights the town" (*Madisonian* 7/14/1875). The owners made the decision to include a gallery in the second floor of the Jones & Tidrick building so that the hall would seat 450 to 500 people (*Madisonian* 6/17/1875). By the end of August, the building was almost complete. The woodwork and plastering were done and only the painting of the second floor remained. Businesses were beginning to move their stock into the stores (*Madisonian* 8/26/1875). The opening performance in the new City Hall was the Hartz troupe which included a magician, three year old Baby Thompson, and Prof. Amos O. Cole, a violinist whose "barnyard imitations are marvelous" (*Madisonian* 9/30/1875). When the hall was complete, it seated 300 and had a fresco and other ornamental work that made it "altogether ahead of anything ...that we have seen west of the Mississippi" (*Winterset News* 10/7/1875). [A very small portion of the fresco is still visible in a closet in 2013.]

At the end of August and early September businesses moved into the new building. Jones & Tidrick moved their dry goods store into the east bay which they owned (*Madisonian* 8/26/1875). J. & C.B. Eshelman moved from Chicago to open a clothing store in the center bay, owned by Col. Cummings (*Madisonian* 9/2/1875). Edward Brown, who owned the west bay, teamed with J. Walker Garrett to open a store selling dry goods, boots & shoes, carpets, and furs (*Madisonian* 11/11/1875, 11/18/1875). When the Madison County Courthouse burned in 1875, the offices of the County Clerk and the Sheriff were moved to the second floor of the City Hall block until the new courthouse was built (*Winterset News* 10/7/1875).

In 1887, the opera house was closed because of excessively high insurance rates. The stage, scenery, curtains, and balcony were removed and the space was divided into two smaller music halls; a 21' x 40' hall above the Jones & Tidrick building and a 40' x 42' auditorium in the City Hall Block (*Madisonian* 1887-07-28). The following year, the auditoriums were closed down because their presence subjected the entire block to higher insurance rates. The *Madisonian* mourned the loss and hoped someone would open an opera house off the square where insurance rates would be lower. The space was divided into smaller rooms for Miss Anna Morelands' dress making business (*Madisonian* 1888-10-26).

The following is a listing of the known historical uses of this building as reported by the Winterset Madisonian, unless otherwise noted:

- 1875-08-26 Jones & Tidrick, Dry Goods (East bay)
- 1892-01-15 Orkin & Levitt's 5 & 10 Cent Store moved into the east and center bays
- 1875-07-08 E.H. Kridler, Lawyer & Mrs. Kridler, Physician (above East bay)
- 1875-09-02 J. & C.B. Eshelman's, Clothing and Gent's Furnishings (Center bay)
- 1875-11-11 Brown & Garret (West bay)
- 1876-11-09 J.W. Conklin, Boots and Shoes (Center bay)
- 1880-12-22 Dr. Reinhold of Philadelphia
- 1883-02-28 J.M. Miller, Attorney-at-Law
- 1884-07-24 T.E. Garrett & Co moved their stock of boots and shoes into the Ed Brown room formerly occupied by D.T. Welch.
- 1892-02-05 W.S. Doud vacated the center bay for Orkin & Levitt's 5 & 10 Cent Store
- 1896-1951 H.D. Aikins & Co. & Major S.W. Aikins, Shoe Store (West bay)
- 1919 Caesar D'Appaloni owned the Northside Café (Center bay) (1928-03-22 Winterset News)

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1928-03-22 Caeser D'Appaloni sells Northside Café to Harry Gaspari (1928-03-22 Winterset News)
 1936 Gaspari dies of heart attack - obit
 1951 Ray Allen, Shoe Store (West bay) (Allen had been a partner in Aikins shoe store since 1929)
 1936-04-16 to present Northside Café (Center bay)
 1937-01-02 to present Northside Barbershop (East bay)
 1950 Aiken & Allen Shoe Store (West bay) (1950 – 2000 Town Square Layout)
 Northside Café (Center bay)
 Al's Barber Shop (East bay)
 1958 Allen Show Store (West bay) (1958 – 2008 Town Square Layout)
 Northside Café (Center bay)
 State Farm Insurance, W.E. / (Al Jones) Barber Shop (East bay)

1878 map of Business Portion of Winterset, Iowa show the building as:

West bay: Weeks & Burt, Law, Abstracts and Loans
 Center bay: J.W. Conklin, Boots & Shoes
 East bay: Jones & Tidrick, Dry Goods & Clothing

The Sanborn fire insurance maps show the following in this block building:

- 1886 --
 West bay: boots and shoes
 Center bay: dry goods, boots and shoes
 East bay: dry goods, boots and shoes
 Opera House 2nd floor above all three bays
- June 1893 --
 West bay: boots & shoes
 Center bay: dry goods & notions
 East bay: harness, boots & shoes
 No mention of Opera House on 2nd floor.
- May 1899 --
 West bay: boots & shoes
 Center bay: restaurant
 East bay: vacant
- October 1907 --
 West bay: boots & shoes
 Center bay: restaurant
 East bay: variety
- October 1916 --
 West bay: boots & shoes
 Center bay: restaurant
 East bay: variety
- September 1926 --
 This map only labels the businesses as 'store'.
- May 1948 --
 This map only labels the businesses as 'store'.

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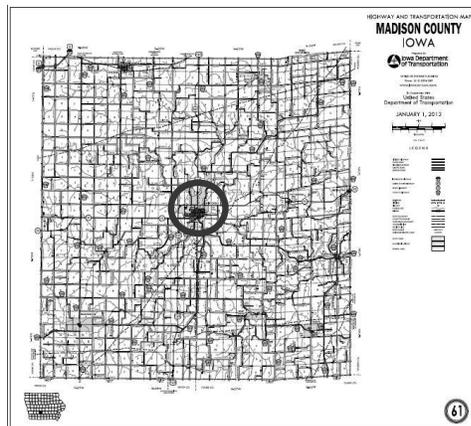
City Hall Block(Opera House)/Jones & Tidrick	Madison
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9. Major Bibliographic References

- Atlas of Madison Co., Iowa.* Philadelphia; Harrison & Warner, 1875.
 Davies, J.J. *History and Business Directory of Madison County, IA.* Des Moines: Mills and Co. Printers and Publishers, 1869.
 The Three Rivers Blue Grass League of Madison County Iowa. *The Three River County.* Madison County Historical Society, 1889.
1950-2000 Town Square Layout. Winterset, Iowa. Madison County Historical Society, 2000.
1958-2008 Town Square Layout. Winterset, Iowa. Madison County Historical Society, 2008.
 The Winterset News. Winterset, Iowa. 1936.
Winterset Madisonian, Winterset, Iowa. 1874, 1875, 1876, 1880, 1883, 1884, 1887, 1888, 1936, 1937, 1951.

10. Additional Documentation

General Location in Madison County (left) and specific location on aerial map (right) showing subject building as diagonal-hatched rectangle. North is to top of page.



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Photographs taken by Tallgrass Historians L.C., August 2013, looking North



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Rear of building looking NE.

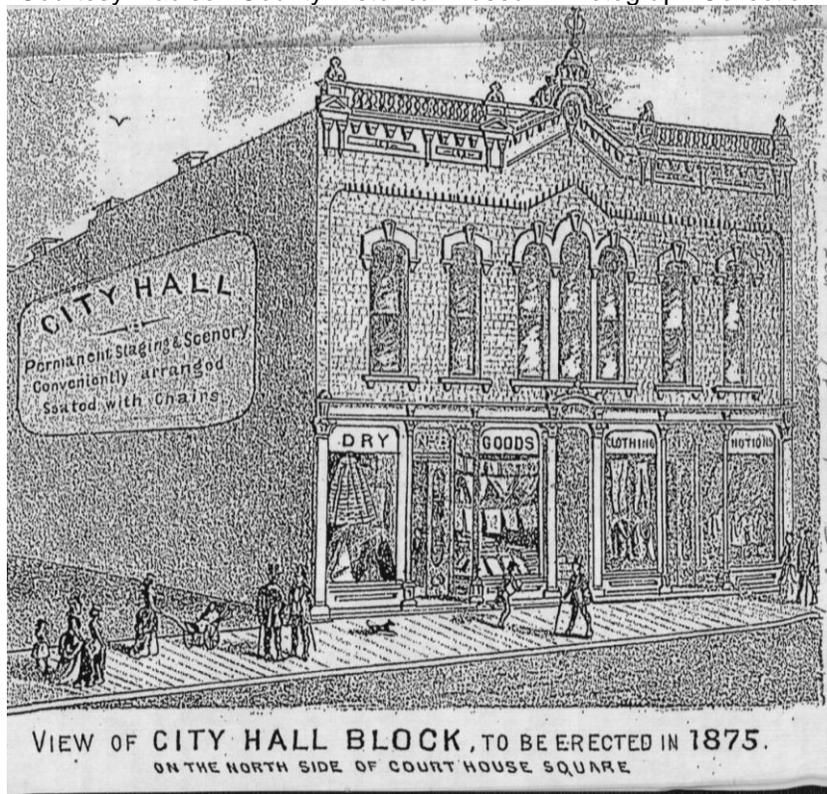


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1875. East half, North side of Square. Architect's Rendering of proposed City Hall Block.
Courtesy Madison County Historical Museum Photograph Collection.



1899 photo showing subject block on East half, North side of Square. *Winterset Review*, Centennial Edition.
Panorama of Winterset Square Photo. Winterset, Iowa, 1899.
Courtesy Madison County Historical Museum Photograph Collection.



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1905 photo showing East half, North side of Square - City Hall Block and Jones & Tidrick. Courtesy Madison County Historical Museum Photograph Collection.



Left is c.1950s when it was Al's Barber Shop and Right c.1950s when City Hall Block housed shoes and a restaurant. Courtesy: Allan Family Private Photograph Collection and Sally Oldham Private Collection.

